

## Legal Notices

### Fictitious Business Name Statement

The following persons are doing business as: Villa de Hacienda, 1260-1280 S. E. Walnut, Tustin, CA 92780 (Orange Co.)

James R. Zink, 2101 E. Fourth St. #200-A, Santa Ana, CA 92705

Jay Solnick, 526 Oak Ave., Davis, CA 95616

This business is conducted by: a joint venture

Have you started doing business yet? Yes, 04/23/09

James R. Zink

This statement was filed with the County Clerk of Orange County on 02/08/12

20126293162

Daily Pilot Feb. 18, 25, Mar. 3, 10, 2012 Sa801



### PUBLIC NOTICE

**CITY OF NEWPORT BEACH**  
City Council Chambers  
of the City of Newport Beach

## Legal Notices

### 3300 Newport Boulevard, Newport Beach PLANNING COMMISSION AGENDA Regular Meeting March 22, 2012 at 6:30 p.m.

1. SUBJECT: **Newport Banning Ranch** - PA2008-114

North of West Coast Highway, south of 19th Street, and east of the Santa Ana River. The Project Site is adjacent to the City of Costa Mesa on the east, unincorporated County on the north and west, and the existing developed areas of the City of Newport Beach on the south and southeast. The Santa Ana River and the City of Huntington Beach are located west of the Project Site.

**SUMMARY:** A proposed planned community on a 401.1 acre project site for development of 1,375 residential dwelling units, a 75 room resort inn and ancillary resort uses, 75,000 square feet of commercial uses, and approximately 51.4 acres of parklands. The application consists of the following components: a Pre-annexation and Development Agreement between the applicant and the City of

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Newport Beach describing development rights and public benefits; General Plan Amendment to the Circulation Element of the General Plan to delete the planned segment of 15th Street west of Bluff Road; Code Amendment to rezone the project site from Planned Community (PC-25) to Planned Community (PC-57) and a pre-annexation zone change is proposed for those portions of the project site located within the City's Sphere of Influence from County zoning to PC-57; Planned Community Development Plan would establish the allowable land uses, general development regulations, and implementation and administrative procedures; Master Development Plan to establish detailed design criteria for each land use component to guide the review of subsequent development approvals; Tentative Tract Map to establish lots for public dedication or conveyance, lots for residential development and conveyance to homebuyers, and lots for financing and conveyance; Affordable Housing Implementation Plan specifying how the project would meet the City's affordable housing requirements; and Traffic Study Approval pursuant to Chapter 15.40 (Traffic Phasing Ordinance).

APPLICATION: ER2009-002, DA2008-003, NT2008-003, GP2008-008, PC2008-002, and CA2008-004

**CEQA COMPLIANCE: NOTICE IS HEREBY FURTHER GIVEN** pursuant to the California Environmental Quality Act (CEQA) the City of Newport Beach has prepared Environmental Impact Report (EIR)-SCH No. 2009031061 to evaluate the environmental impacts resulting from the proposed project. The DEIR has been prepared in accordance with the California Environmental Quality Act of 1970 (CEQA), as amended (Public Resources Code Section 21000 et seq.), and the State CEQA Guidelines for Implementation of CEQA (California Code of Regulations, Title 14, Section 15000 et seq.).

## Legal Notices

### 2. SUBJECT: **2808 and 2812 Ocean Boulevard Lot Merger** - PA2011-141

2808 and 2812 Ocean Boulevard  
**SUMMARY:** At the direction of the City Council, the Planning Commission will reconsider Lot Merger Application No. LM2011-002 requesting approval to combine 2808 and 2812 Ocean Boulevard. The Commission will review alternative development standards proposed by the applicant to be applied to the development of the property. The Planning Commission will make a recommendation of approval or denial to the City Council, which will hear the application at a future meeting.  
**APPLICATION:** LM2011-002  
**CEQA**

**COMPLIANCE:** The project is categorically exempt under Section 15305 of the California Environmental Quality Act (CEQA) Guidelines - Class 5 (Minor Alterations in Land Use Limitations).

Published Newport Beach/Costa Mesa Daily Pilot March 10, 2012

### Fictitious Business Name Statement

The following persons are doing business as: Vertue Marketing, 26180 Enterprise Way #200B Lake Forest CA 92630 (Orange Co.)

Hope Tax Consultants (CA), 26180 Enterprise Way #200B Lake Forest CA 92630

This business is conducted by: a corporation

Have you started doing business yet? Yes 02/13/2012

Hope Tax Consultants, Barry David Kreyov, President

This statement was filed with the County Clerk of Orange County on 02/23/2012

20126294671

Daily Pilot Feb. 25, Mar 3, 10, 17, 2012 Sa807

**NOTICE OF TRUSTEE'S SALE** TSG No.: 5475911 TS No.: CA1100229865 FHA/VA/PMI No.: APN:139 515 03 Property Address: 3067 CLUB HOUSE CIRCLE COSTA MESA, CA 92626 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/10/07. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE

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